

Inspection Details



Total Score : **1850/2100 (88%)**

Property Name : **14 - California Cove**

Reference Number : **INS-3407**

Last Inspected Time : **2/4/2025 09:46 AM**

Address : **2536 Lake Dr, Oxnard - 93036, California, United States**

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
1	Turf - Low Spots	Completed	UNNACC EPTABLE	50/100(50%)	Check all turf areas for low spots. Fill with topper as needed.	Gustavo Martinez	2/4/2025 08:58 AM	NA

Notes: Gopher activity, pest needs to be treated.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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2	Turf - Bare spots	Complete d	UNNACC EPTABL E	50/100(50 %)	Check all turf areas for bare spots. Add topper and seed as necessary. Ensure we have irrigation coverage	Gustavo Martinez	2/4/2025 08:58 AM	NA

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Notes: Gopher activity, pest needs to be treated.

After Image:



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3	Planters - Weed control	Complete d	UNNACC EPTABL E	50/100(50 %)	Remove and control all weeds in planter areas.	Gustavo Martinez	2/4/2025 09:01 AM	NA

Notes: Weeds are not under control.

After Image:

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4	Irrigation - Run-Off	Complete d	UNNACC EPTABL E	50/100(50 %)	Inspect areas of service for water run-off. Repair and replace irrigation when necessar y.	Gustavo Martinez	2/4/2025 09:33 AM	NA

Notes: Irrigation issues need attention.

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After Image:



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5	Irrigation - Wet spots	Completed	UNNACC EPTABLE	50/100(50%)	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Gustavo Martinez	2/4/2025 09:33 AM	NA
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Notes: Irrigation issue needs attention.

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After Image:



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6	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Gustavo Martinez	2/4/2025 08:58 AM	NA

Notes: Turf has been mowed correctly.

After Image:

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7	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Gustavo Martinez	2/4/2025 08:58 AM	NA

Notes: Edging has been completed.

After Image:

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8	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Gustavo Martinez	2/4/2025 08:58 AM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Gustavo Martinez	2/4/2025 08:58 AM	NA

Notes: No litter to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Gustavo Martinez	2/4/2025 08:58 AM	NA

Notes: No debris to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	General Site Maintenance - Amenities	Completed	ACCEPTABLE	100/100(100%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Gustavo Martinez	2/4/2025 09:04 AM	NA

After Image:

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12	General Site Maintenance - Graffiti	Completed	ACCEPTABLE	100/100(100%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Gustavo Martinez	2/4/2025 09:33 AM	NA

Notes: No graffiti to report.

#	Task Name	Status	Respon se	Score(%)	Task Descripti on	Inspecte d By	Inspecte d Date	Price
13	General Site Maintenance - Blowing hardscape	Complete	ACCEPT ABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Gustavo Martinez	2/4/2025 08:57 AM	NA

Notes: Hardscape has been cleared.

After Image:



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14	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Gustavo Martinez	2/4/2025 09:33 AM	NA

Notes: Shrubs and throughout LMD need attention.

After Image:

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15	Planters - Plant material	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Gustavo Martinez	2/4/2025 09:09 AM	NA

Notes: Plant material is healthy.

After Image:

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16	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Gustavo Martinez	2/4/2025 09:33 AM	NA

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17	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Gustavo Martinez	2/4/2025 09:33 AM	NA
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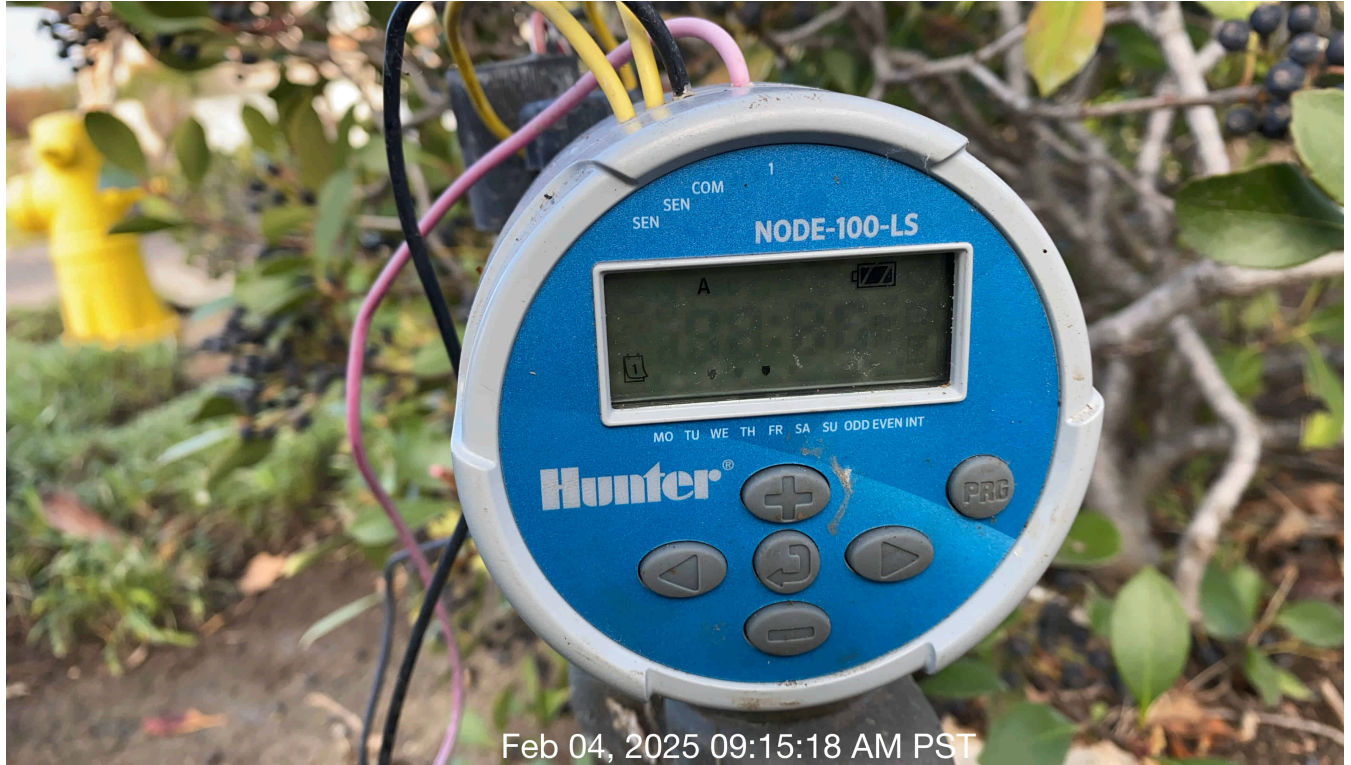
Notes: Coverage is correct adjust as needed.

After Image:

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18	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Gustavo Martinez	2/4/2025 09:06 AM	NA

Notes: Valve box lids are in good shape.

After Image:

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19	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Gustavo Martinez	2/4/2025 09:05 AM	NA

Notes: No trees/branches to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Trees - Sidewalks /Streets	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Gustavo Martinez	2/4/2025 09:32 AM	NA

Notes: Multiple lifted sidewalks need attention.

After Image:



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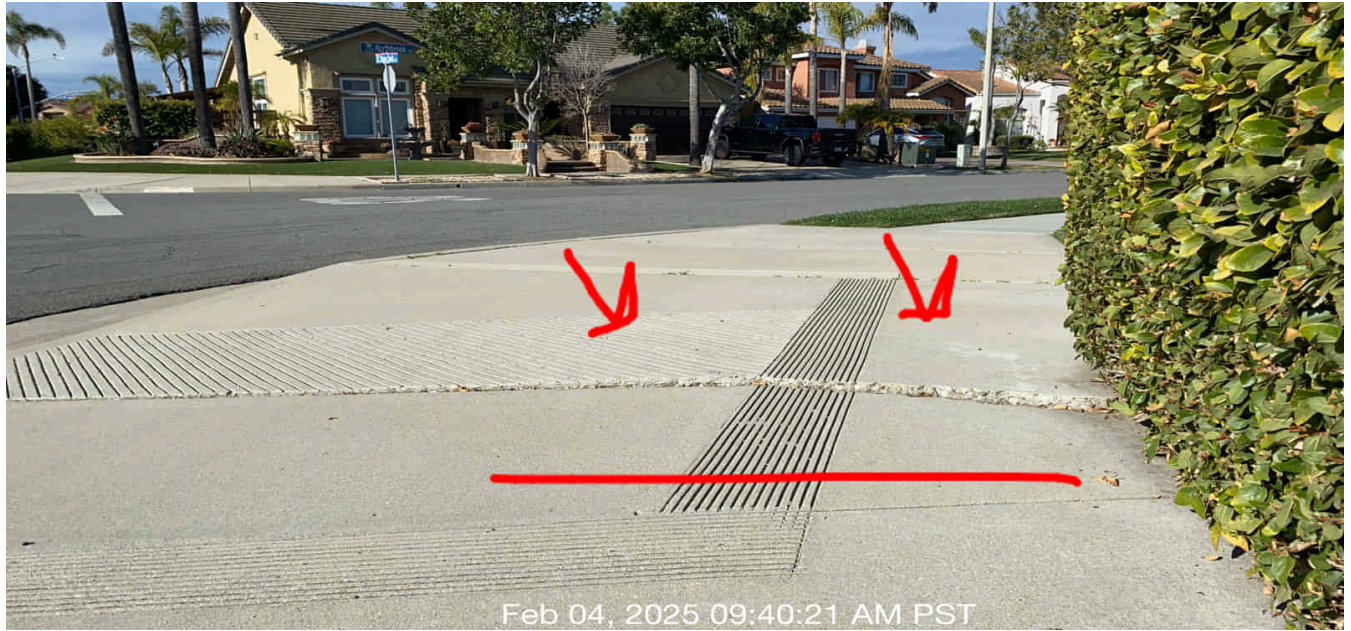
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21	Trees - Weed control	Complete d	ACCEPT ABLE	100/100(1 00%)	Inspect tree wells for weeds. Remove and treat as needed.	Gustavo Martinez	2/4/2025 09:06 AM	NA

Notes: Weeds are under control.

After Image:

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